

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 16, 2005 PLANNING COMMISSION MEETING

P.A.S.: Special Permit No. 05009, Fieldstone Center

PROPOSAL: To obtain a special permit for a community unit plan with 70 dwelling units.

LOCATION: Generally located southwest of N. 26th and Old Dairy Road.

WAIVER REQUEST: Screening along south side of CUP

LAND AREA: 6 acres, more or less.

CONCLUSION: Although the Comprehensive Plan indicates industrial in this location, the area of request is small and adjacent to urban residential in the Comprehensive Plan. Planning staff believe the request is in general conformance with the Comprehensive Plan and Zoning Ordinance.

<u>RECOMMENDATION:</u>	Approval
Waivers: Screening along south side of property	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: I-1, Industrial

EXISTING LAND USE: Undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Residential	R-3
South:	LES station, retail	I-1, P
East:	Restaurant, retail	I-1
West:	Residential	R-2

ASSOCIATED APPLICATIONS: Change of Zone #05017 I-1 to R-4 and H-3.

HISTORY: The Fieldstone Preliminary Plat was approved in 1997.

The area was zoned I-1, Industrial during the zoning update in 1979.

COMPREHENSIVE PLAN SPECIFICATIONS:

F-65 Guiding Principals of Residential - Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. Preserve existing affordable housing and promote the creation of new affordable housing throughout the community.

F-69 Encourage a mix of compatible land uses in neighborhoods, but similar uses on the same block face. Similar housing types face each other: single family faces single family, change to different use at rear of lot. Commercial parking lots should not intrude into residential areas where residential uses predominate a block face. More intense commercial uses (gas stations, big box stores, car wash, fast food, etc.) may not be compatible due to impact on nearby housing. Expansion in existing centers should not encroach, or expand to encroach, on existing neighborhoods, and commercial areas must be screened from residential areas.

Encourage pedestrian orientation with parking at rear of residential and neighborhood commercial uses.

Require new development to be compatible with character of neighborhood and adjacent uses (i.e., parking at rear, similar setback, height and land use).

Encourage a mix of housing types, including single family, duplex, attached single family units, apartments, and elderly housing all within one area. Encourage multi-family near commercial areas.

UTILITIES: Utilities are available to the site. Utilities exist in N. 26th Street, Irving Street and Old Dairy Road. Internal water and sanitary sewer mains are proposed to be private. The Public Works and Utilities Department recommends the sanitary sewer be public. Storm water is to be detained on site.

TRAFFIC ANALYSIS: N. 26th Street, Old Dairy Road and Irving Street are all classified as local streets.

In November 1997, City Council granted a waiver to extend Irving Street into this property.

The site plan should improve pedestrian access by providing a sidewalk on the north side of the access drive into the property from N. 26th Street and along the internal drive adjacent the parking stalls. A second vehicular access should be provided since the total number of dwelling units exceeds 40 units.

ENVIRONMENTAL CONCERNS: The Lincoln Lancaster County Health Department indicated concern with the proximity of residential to the existing industrial district to the south. The Lincoln Lancaster County Health Department indicated they would like to see the Rod Kush lot be changed to a commercial zoning district in the future in order to protect the existing and proposed residential.

AESTHETIC CONSIDERATIONS: The proposed use provides more of a transition from the single family residential to the commercial/industrial.

ALTERNATIVE USES: Remain industrial.

ANALYSIS:

1. This is a request for a special permit for CUP to develop 70 dwelling units. The applicant requests to waive the screening standards on the south side of the property line.
2. This area is shown as industrial in the Comprehensive Plan. The area of change is small and adjacent to urban residential in the Comprehensive Plan. The existing residential west of this site is single family. Planning staff encourages a transition of uses from less intense to more intense. Presently there is little transition between the existing single family residential and industrial. The requested change is in conformance with the Comprehensive Plan objective to provide a transition of uses. Planning staff believes the request is in conformance with the Comprehensive Plan.
3. This proposal appears to reduce the linear exposure between residential and industrial uses and although the zoning is I-1 to the south and east, the uses are retail and restaurant.
4. This area was annexed after 1950 and Neighborhood Design Standards do not apply.
5. The site plan indicates a series of garages along the south property line and a detention cell. Planning staff believes the garages provide some screening, and notes that the southern zoning and use is public and industrial. Planning staff does not oppose the request to waive screening standards on the south side of the property line.
6. The site plan indicates 70 dwelling units on one access. A second access is necessary for the safety of the residents of the community unit plan. This second access could be achieved through the existing Baymont Inn hotel site, through the proposed undeveloped commercial lot or through Judson Street via the existing street stub.
7. The Public Works and Utilities Department had several comments as indicated in their attached memo.
8. The Lincoln Lancaster County Health Department had advisory comments in their attached memo.
9. The Parks Department had two comments as indicated in their attached memo.

CONDITIONS:

Site Specific:

1. This approval permits 70 dwelling units and a waiver to the design standards for screening along the south side of the community unit plan.

General:

2. Before receiving building permits:
 - 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.
 - 2.1.1 A revised site plan including 5 copies showing the following revisions:
 - 2.1.1.1 Show and dedicate a second access easement to the CUP site to the satisfaction of the Planning Department.
 - 2.1.1.2 Show utility easements requested by the LES memo dated February 28, 2005.
 - 2.1.1.3 Sidewalks along the north side of the access drive into the property.
 - 2.1.1.4 Show revisions to the satisfaction of the Public Works and Utilities Department memo dated March 2, 2005.
 - 2.1.1.5 Show revisions to the satisfaction of the Parks Department memo dated February 27, 2005.
 - 2.1.1.6 Show fire hydrants to the satisfaction of the Fire Department and Building and Safety Fire Prevention/Life Safety Code.
 - 2.1.1.7 Reduce the curb radius to 20' near buildings 1 and 4.
 - 2.1.2 A landscape (screen) plan approved by the Director of Planning.
 - 2.1.3 A recreation plan approved by the Director of Planning.

- 2.1.4 A permanent final plan with 5 copies as approved.
- 2.2 The construction plans comply with the approved plans.
- 2.3 Final plat(s) is/are approved by the City.
- 2.4 The required easements as shown on the site plan are recorded with the Register of Deeds.

STANDARD CONDITIONS:

- 3. The following conditions are applicable to all requests:
 - 3.1 Before occupying the residential development all development and construction is to comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
 - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

Becky Horner, 441-6373, rhorer@lincoln.ne.gov
Planner

DATE: March 1, 2005

APPLICANT: Jerry Boyce
Boyce Construction
4631 S. 67th Street
(402)310-6328

OWNER: Robert Rokeby and Victoria Rokeby
150 Jackson Cove Crest
Eureka Springs, AR

Larry Schmieding
8101 N. 1st Street

Fieldstone Owners Association
150 Jackson Cove Crest
Eureka Springs, AR

CONTACT: J.D. Burt
Design Associates
1609 N Street
(402)474-3000



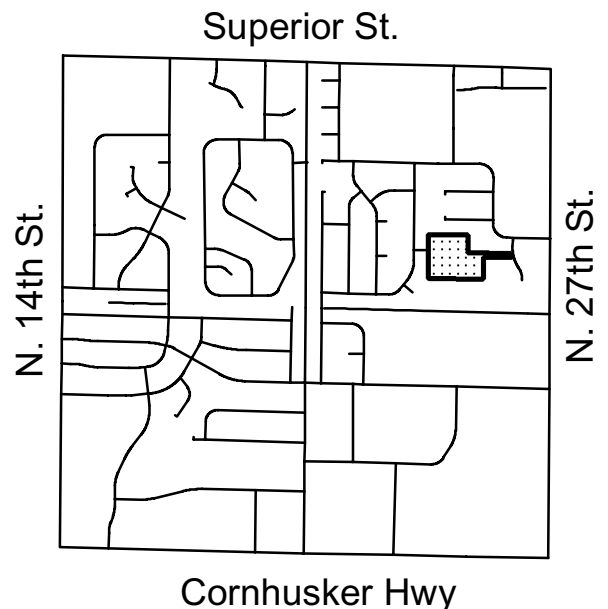
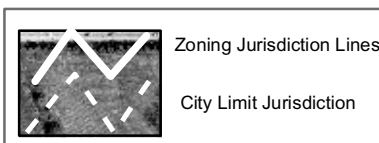
2002 aerial

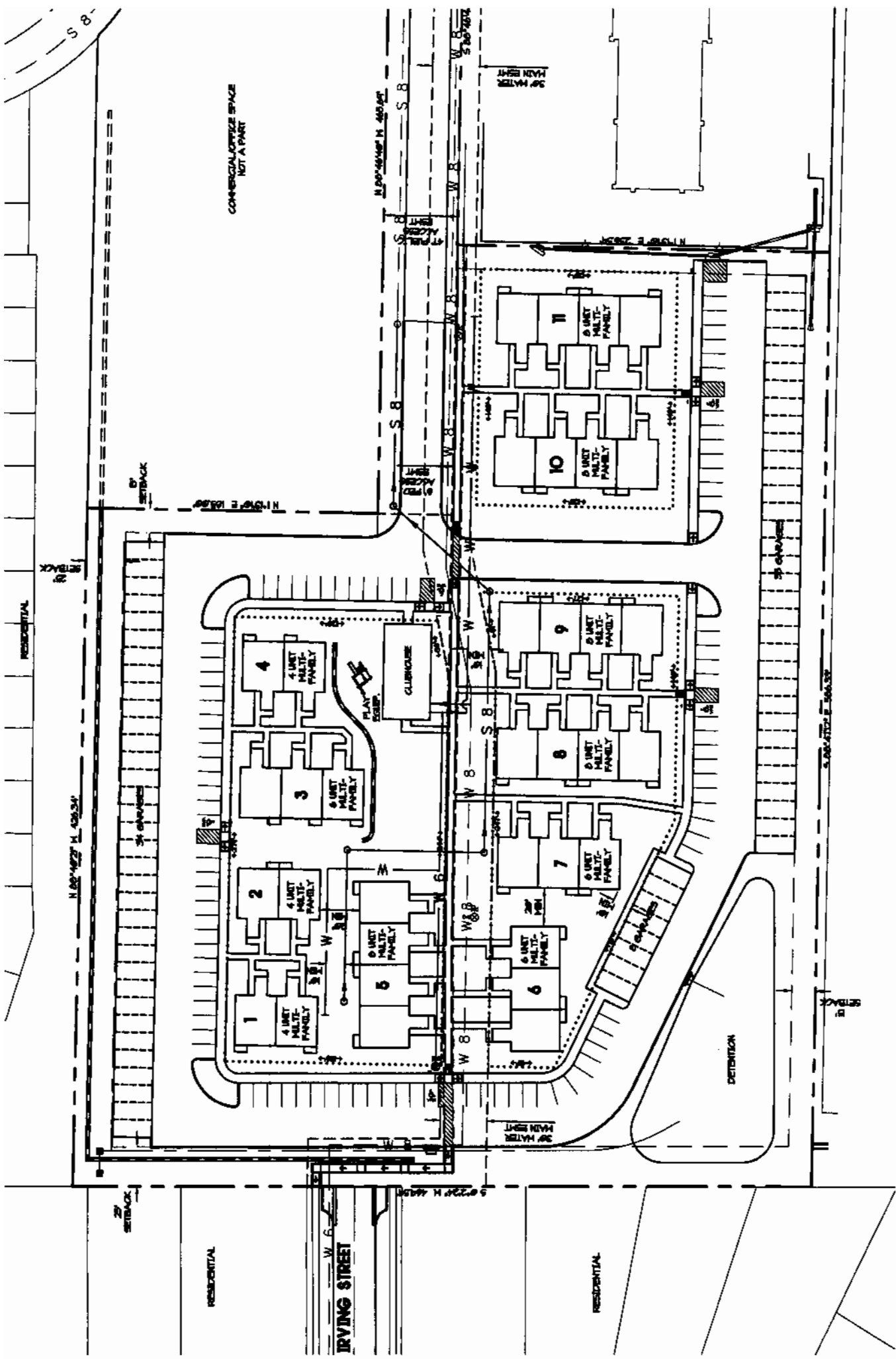
Special Permit #05009 **Fieldstone Center CUP** **N. 26th & Dairy Rd.**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 12 T10N R6E





DD
DESIGN ASSOCIATES
 PERSHING SQUARE
 1805 "N" STREET
 LINCOLN NEBRASKA 68508
 voice: 402/474-3000
 fax: 402/474-4045
 desassoc@nebraska.com

FIELDSTONE C.U.P.

SCALE: 1" = 20'

16 FEB 2005

PARCEL 1

A SUBDIVISION OF OUTLOTS 'A' AND 'B' FIELDSTONE CENTER 1ST ADDITION AND LOT 138 OF IRREGULAR TRACTS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF FIELDSTONE CENTER 1ST ADDITION;
THENCE IN AN EASTERLY DIRECTION, ALONG THE SOUTH LINE OF SAID FIELDSTONE CENTER 1ST ADDITION, ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 47 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 586.33 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID FIELDSTONE CENTER 1ST ADDITION;
THENCE NORTH 01 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 236.59 FEET;
THENCE SOUTH 88 DEGREES 46 MINUTES 40 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, FOR A DISTANCE OF 307.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 1
THENCE ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 429.00 FEET AND AN ARC LENGTH OF 48.33 FEET, BEING SUBTENDED BY A CHORD OF NORTH 12 DEGREES 7 MINUTES 8 SECONDS WEST FOR A DISTANCE OF 48.30 FEET TO THE NORTHEAST CORNER OF OUTLOT "B" OF SAID FIELDSTONE CENTER 1ST ADDITION;
THENCE NORTH 88 DEGREES 46 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 465.69 FEET;
THENCE NORTH 01 DEGREES 13 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 185.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 138 I.T.;
THENCE NORTH 88 DEGREES 40 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 426.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 138 I.T.;
THENCE SOUTH 00 DEGREES 2 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 469.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 5.97 ACRES MORE OR LESS.

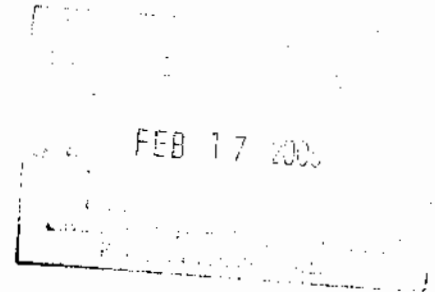
**Design
Associates** of Lincoln, Inc.

Pershing Square
1609 'N' Street
Lincoln, NE 68508
Phone: (402) 474-3000 • Fax: (402) 474-4045

3198
det #370
3915
det #2370

February 17, 2005

Marvin Krout
City County Planning Department
555 South 10th Street
Lincoln, Nebraska 68508



RE: Fieldstone Center
26th and Old Dairy Road
Change of Zone I-1 to R-4
Change of Zone I-1 to H-3
Special Permit-Community Unit Plan

Mr. Krout,

On behalf of Robert and Victoria Rokeby, Larry Schmieding, Fieldstone Owners Association and Lincoln Lodging LLC, owners and Boyce Construction, Inc., contract purchaser, please accept this correspondence as supplemental information to the attached City Zoning Applications. These applications request approval of two changes of zone and Special Permit to allow a Community Unit Plan on property located along the west side of North 26th Street, south of Old Dairy Road. The properties are legally described as Outlot "A", Outlot "B" and Lot 1, Fieldstone Center 1st Addition and Lot 138 I.T. all located in Section 12, T10N, R6E. The total area of the zoning applications is 9.75-acres. Approval of these applications will allow conversion of industrially zoned property to residential and non-residential uses.

Change of Zone I-1 to R-4/Community Unit Plan (Parcel 1)

The proposed residential development includes construction of 70 dwelling units in eleven buildings that range from four to eight units per building. The two-story multifamily buildings are designed with a 'row house' format that will allow sale of individual units to provide single-family ownership that is complementary to the adjacent neighborhoods. Units in this development have been clustered with a perimeter driving aisle to provide a central green area and greater separation between the new residences and neighboring buildings that are not part of this application. Density for the community unit plan is consistent with the R-4 zoning district. Density calculations are as follow:

Allowable Units = (Residential Lot Area) x (Units per Acre) x (Density reduction)
= (5.97) x (13.93) x (0.90)
= 74.8
= Rounded to 74 units

The requested change of zone to R-4 is proposed to provide a transition between the R-3 district located to the north and west from the proposed H-3 zoning and existing I-1 zoning districts located to the south and east of the proposed community unit plan.

The community clubhouse is centrally located at the entry driveway to provide owners with a center for shared activities, meetings and mail distribution. Playground equipment is located adjacent to the clubhouse. A large common open-area is proposed south and west of the clubhouse to provide owners with area for varying field activities.

Parking for the residences include 101 surface stalls and 75 garage stalls. Five of the garage stalls are reserved for trash receptacles and equipment storage leaving 70 garage stalls for resident use.

Building setbacks for the Community Unit Plan are: 25 feet along the north adjacent to Northview Addition; 25 feet along the west adjacent to Landon's Addition; 15 feet along the south adjacent to the LES and Rod Kush properties; and 15 feet along the east adjacent to the motel and vacant industrial property. These setbacks are in excess to setback requirements of the R-4 zoning district.

Screening along the property lines is consistent with perimeter screening for community unit plans, with exception of the south property line. Screening is not proposed along the south limit due to the location of the proposed garage building and existing commercial building to the south. A waiver of screening along the south limit of the community unit plan is requested. Placement of required screening would be between the two buildings and would not be visible to any of the residences.

Access to the residential development will be limited to the proposed lot frontage along North 26th Street. Review of previous land use applications for this property reveals a waiver of the extension of Irving Street was granted by the City Council on November 3, 1997 with approval of Resolution #78461. A sidewalk connection and pedestrian access easement from Irving Street through the development to 26th Street is shown as previously required with the Fieldstone preliminary plat. This sidewalk connection will allow pedestrian traffic between the adjacent developments, as well as between the existing neighborhood and the commercial land uses along 27th Street.

Presently, a portion of the proposed residential access to 26th Street is a private roadway that is being utilized by Baymont Inn. It is the desire of the residential developer to convert this private roadway to a private driveway for use by the residential development, Baymont Inn and future users of the vacant property located along north side of the current private roadway. A common access easement is shown along the driveway accessing 26th Street.

Utilities to the development were constructed with previous phases of the Fieldstone Center. Those improvements required with prior permit applications include: public water mains, including the main that extends through the PUD between Irving Street and North 26th Street; public and private sanitary sewers; storm sewer mains and detention; internal private roadways; and off-site improvements, including a southbound to westbound right turn lane at the shared LES/commercial driveway that accesses 27th Street.

Site development will include extension of the existing pavement now know as Fieldstone Place, extension of the sanitary sewer, construction of the storm water detention cell and installation of a sidewalk connection between Irving Street and the interior sidewalks.

FEB 17 2005

Change of Zone I-1 to H-3 (Parcels 2 and 3)

The remaining area in this development consists of the Baymont Inn motel (1.96 acres) and approximately 1.82 acres of vacant property. A change of zone is requested on these two parcels to provide a transition between the existing and proposed residential developments and the industrial zoning district that now exists along the east side of 26th Street. This change of zone will reduce potential land uses and increase building setbacks to provide a safer environment for the existing and proposed residential uses than would exist with the present I-1 zoning.

Neighborhood Input

During our meeting with neighbors, there were two areas of concern. Their concerns included the extension of Irving Street and pedestrian access between Irving Street and the commercial land uses along 27th Street. Both of their concerns are addressed in this development plan with the continued termination of Irving Street and the provision for sidewalk between Irving Street and 26th Street.

Thank you in advance for your favorable consideration. Please advise if additional information is desired.

Best regards,



J.D. Burt
For the firm

Attachments: Applications -Change of Zone I-1 to R-4
 -Special Permit, Community Unit Plan
 -Change of Zone I-1 to H-3
 -Reduced size Site Plan
 -Change of Zone Exhibit
 -Legal Descriptions
24-Site plans
8-Grading Plans
8-Landscape Plans

cc w/ Attachments: Jerry Boyce
 Bob and Vicki Rokeby
 Larry Schmieding
 Lincoln Lodging, LLC

FEB 17 2005

Memorandum

To:	Tom Cajka, Planning Department
From:	Chad Blahak, Public Works and Utilities Dennis Bartels Public Works and Utilities
Subject:	Fieldstone Center CZ#05017 CUP#05009
Date:	3/02/05
cc:	

Engineering Services has reviewed the submitted plans for the Fieldstone Center CUP, located south and west of the intersection of North 26th Street and Old Dairy Road, and has the following comments:

Sanitary Sewer - The following comments need to be addressed.

(1.1) The sewer along the driveway west of North 26th Street was originally shown as private. It has since been taken over as a public sewer. All new sewers to be built will be regarded as a private service. The required easement needs to be shown for the portion of the sewer that is public.

Water Main - The water system is satisfactory.

Grading/Drainage - The following comments need to be addressed.

(3.1) Some assumptions within the detention calculations do not appear to be given the existing and proposed conditions. The proposed curve numbers seem too low for a town home use and the existing time of concentrations seem too high for open, undeveloped ground. The calculations must be documented or revised to the satisfaction of Public Works.

(3.2) The grading shown for the detention cell is unsatisfactory. A 2% minimum slope is required across the floor of the detention cell as per design standards. Revisions need to be made accordingly while maintaining the required volume.

(3.3) There is a portion of the site that drains to the south east to what appears to be an existing private storm sewer. Detention will need to be provided for this area unless it can be that detention was previously provided.

Streets/Paving - The following comments need to be addressed.

(4.1) A second access will need to be provided to this site since a single access is shown to serve in excess more than 40 units.

(4.2) The 47' common access driveway is presently platted as a private road for its frontage of the Baymont Inn lot. Eliminating the private road needs to be part of the approval of this CUP.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to,

February 24, 2005

location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

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**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Becky Horner

DATE: March 1, 2005

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File
EH Administration

SUBJECT: Fieldstone Center
CZ #05017 CUP#05009

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

- The LLCHD notes that industrial zoning is located approximately 120 feet to the south from the proposed residential multi-family units. The LLCHD has historically advocated against locating residential populations in close proximity to industrial zoning due to concerns relative to the types of uses allowed within the I-1 zoning district. Specifically, LLCHD's concerns focus on exposure to hazardous materials and noise pollution. While the current use of the land south of this proposed development is relatively compatible with residential zoning, there are currently no regulations that would prohibit future incompatible land-uses relative to protecting public health. Therefore, the LLCHD believes that a change of zone to commercial for this parcel would be a better match for this area relative to the surrounding land uses. However, this proposed change of zone from I-1 to R-3 would be an improvement relative to protecting the current residential zoning surrounding this proposed development from future industrial uses.
- Noise pollution is also a concern when locating residential populations adjacent to industrial and commercial zoning. Lincoln Municipal Code (LMC) 8.24 Noise Control Ordinance does address noise pollution by regulating source sound levels based upon the receiving land-use category or zoning. However, the LLCHD does have case history involving residential uses and abutting industrial and commercial uses in which the source does comply with LMC 8.24, but the residential receptors still perceive the noise pollution as a nuisance.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

INTER-DEPARTMENT COMMUNICATION



DATE: February 28, 2005
TO: Becky Horner, City Planning
FROM: Sharon Theobald
Ext 7640
SUBJECT: DEDICATED EASEMENTS
DN # 39N-24E

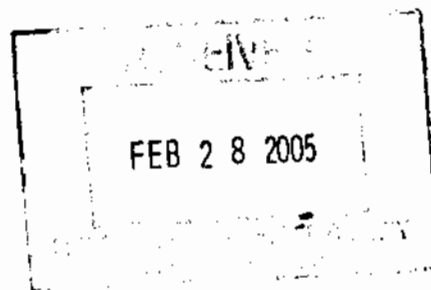
CUP# 05009
CZ# 05017

Attached is the CUP for Fieldstone Place.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

As covered by Item No. 4 of the General Site Notes, ALLTEL, Time Warner Cable, and the Lincoln Electric System will require blanket utility easements, excluding building envelopes, over the entire development.

Sharon Theobald



ST/ss
Attachment
c: Terry Wiebke
Easement File



Dennis L Roth

02/21/2005 08:13 AM

To: Rebecca D Horner/Notes@Notes

cc:

Subject: re: Fieldstone Center

PROJ NAME: Fieldstone Center
PROJ NMBR: CZ #05017, CUP #05009
PROJ DATE: 02/17/2005
PLANNER: Becky Horner

Finding NO similar/duplicate street names within our database, other than those which are obvious extensions of an existing street.

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

CROSS STs: N 23 St and N 26 St

PUBLIC STs: Irving St

PVT STs: none

COMMENTS: Plat doesn't indicate that the street within this project will be named Irving St and due to the fact that it will be connecting N 23 to N 26 it should be clearly marked accordingly.

Approval subject to street being named

message to Becky Horner



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LINC
OLN.NE.US>

02/22/2005 10:07 AM

To: R Horner <RHorner@ci.lincoln.ne.us>
cc:
Subject: Fieldstone Center

Ms. Horner,

The Lincoln Police Department does not object to the Fieldstone Center CZ and CUP.

Sergeant Michael Woolman
Lincoln Police Department

message to Becky Horner

Richard J Furasek
03/01/2005 10:44 AM

To: Rebecca D Horner/Notes@Notes
cc:
Subject: Fieldstone Center

Upon review of CZ # 05017 and CUP/PUD # 05009 and the number of garages and dwelling units, we would request a couple of additional hydrants, one on the Northeast corner of building 4 and one on the Southeast corner of building 9. This would give us accessibility to a water supply if needed. Thanks.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292

message to Becky Horner



Memo

To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation

Date: February 27, 2005

Re: Fieldstone Center 05017; CUP 05009

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and the following comments:

1. Playground needs to comply with the Consumer Safety Guidelines.
2. Include a walkway to the playground for accessibility, a ½ court basketball to address recreation needs, and a shaded seating area for the playground.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.

Thank you.

IMPORTANT

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Permit # **DRF05025**

Address

Job Description: **Development Review - Fire**

Location: **FIELDSTONE CENTER**

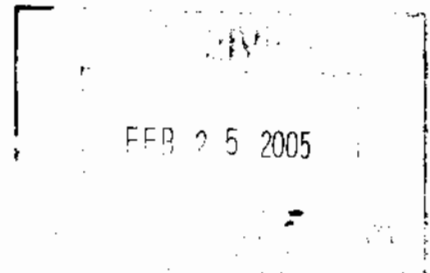
Special Permit:

Preliminary Plat:

Use Permit:

CUP/PUD: **Y 05009**

Requested By **BECKY HORNER**



Status of Review: **Denied**

02/24/2005 1:52:53 PM

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE** **BOB FIEDLER**

Comments: **need additional site fire hydrants can not exceed 420 ft spacing.**

Current Codes in Use Relating to Construction Development in the City of Lincoln:

2000 International Building Code and Local Amendments
2000 International Residential Code and Local Amendments
1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
1989 Fair Housing Act As Amended Effective March 12, 1989
1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
1999 National Electrical Code and Local Amendments
1997 Uniform Mechanical Code and Local Amendments
1994 Lincoln Gas Code
2000 NFPA 101 Life Safety Code
2000 Local Amendments International Firecode
Applicable NFPA National Fire Code Standards